

**TRANSFER  
TAX  
PAID**

## WARRANTY DEED

**LUCAS J. BAYNE** of Oakland, County of Kennebec, and State of Maine for consideration paid, grant to **DAVID L. ROY** and **SHARON M. ROY**, of Waterville, County of Kennebec, and State of Maine, with a mailing address of 10 Prospect Street, Waterville, ME 04901, with *Warranty Covenants*, as joint tenants, the land in Waterville, Kennebec County and State of Maine.

42-155

A certain lot or parcel of land located in the City of ~~Waterville~~ County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:

Lot #13 of Forest Park Subdivision, as shown on a plan entitled "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in Plan File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants as Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, Page 320.

Also, another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine further described as follows to wit:

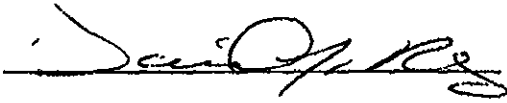
The following description treats Forest Park as running in an East-West direction:

Beginning at a point which marks the southeasterly corner of Lot #13 as designated on a Plan entitled "Plan of Forest Park", dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in Plan File No. E-87056; thence in a general northerly direction along the easterly line of said Lot #13 a distance of one hundred twenty-five feet (125'), more or less, to the northeasterly corner of Lot #13 said point being located on the southerly line of Forest Park; thence in an easterly direction along a line that is the extension of the northern line of Lot #13, a distance of twenty-five feet (25') to a point; thence in a southerly direction a distance of one hundred twenty-five feet (125') more or less, to a point, said line running parallel to the easterly line of Lot #13 as shown on said plan; thence in a westerly direction a distance of twenty-five feet (25') to the southeast corner of said Lot #13, and the point and place of beginning.

Meaning and intending to convey the same premises conveyed to Lucas J. Bayne by deed of Steven M. Oliveira and Marsha C. Oliveira dated April 19, 2006, and recorded on April 28, 2006, at the Kennebec County Registry of Deeds at Book 8881, Page 92.

② KSB

**WITNESS** my hand and seal this 12th day of March, 2009.



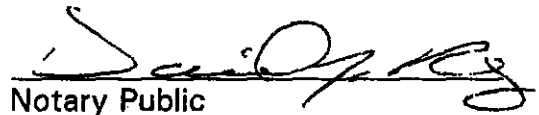
Lucas J. Bayne

**State of Maine**  
**Kennebec, ss**

March 12, 2009

Then personally appeared the above named Lucas J. Bayne and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

**DAVID J. ROY**  
Notary Public, Maine  
My Commission Expires July 21, 2015

Received Kennebec SS.  
03/13/2009 12:05PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

